



Churchside Cottage Bell Lane, Blockley, Moreton-in-Marsh, Gloucestershire, GL56 9BB

- One bedroom cottage
- Run as a successful holiday let
- Re-fitted kitchen
- Living room
- Bathroom with roll top bath
- Courtyard garden
- Summer house
- Exposed stone walls and beams



£300,000

Beautiful one bedroom cottage in the heart of this desirable Cotswold village which has been run as a successful holiday let. Refitted kitchen, sitting room, double bedroom and bathroom. Outside there is an enclosed courtyard garden with summer house.

BLOCKLEY

is situated midway between the Cotswold market towns of Moreton-in-Marsh and Chipping Campden. Historically, Blockley was a centre for the silk industry in the 18th and 19th centuries, harnessing the water from Blockley Brook which flows through the centre of the village. There is a shop and café with fine dining in the evening, two pubs, sports club, fitness gym, primary school and numerous societies in the village. Nearby Moreton-in-Marsh, is the world renowned Batsford Arboretum and is well served with shops, supermarkets, doctor's and dentist surgeries, and mainline train service to London Paddington. Longborough is also close by with their annual opera season.

ACCOMMODATION

The front door opens into the refitted kitchen, which features integrated appliances and space for a breakfast table. The sitting room is beautiful, with exposed stonework and beams, the focal point of which is the spiral staircase leading to the first floor. There is also a door opening onto the garden.

On the first floor, there is space for a double bed, with access to the luxurious bathroom, which features a roll-top bath.

Outside, there is a good-sized courtyard garden with views of the church spire and a summerhouse.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

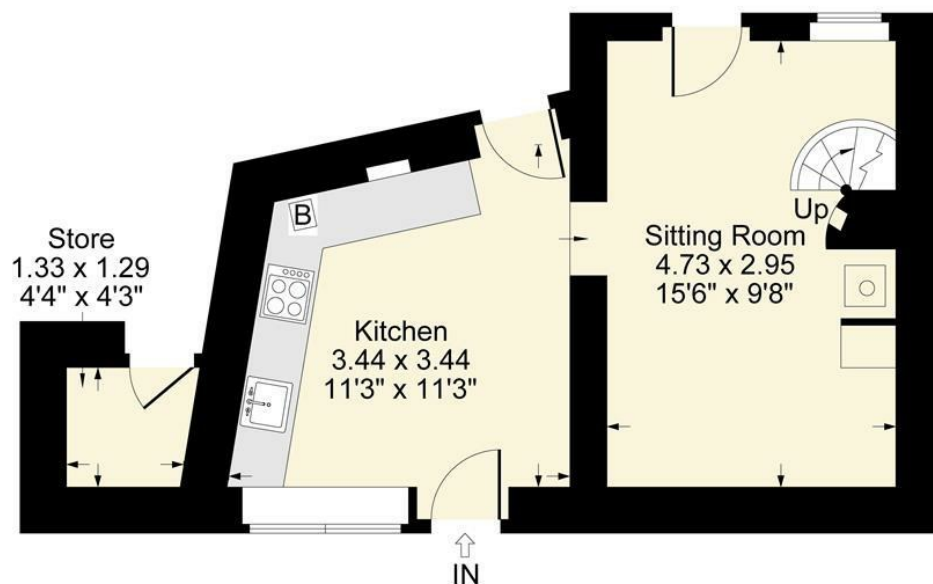
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

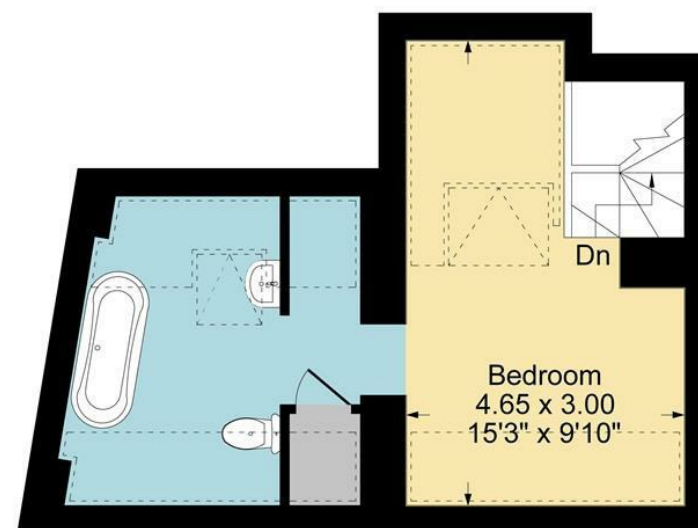
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



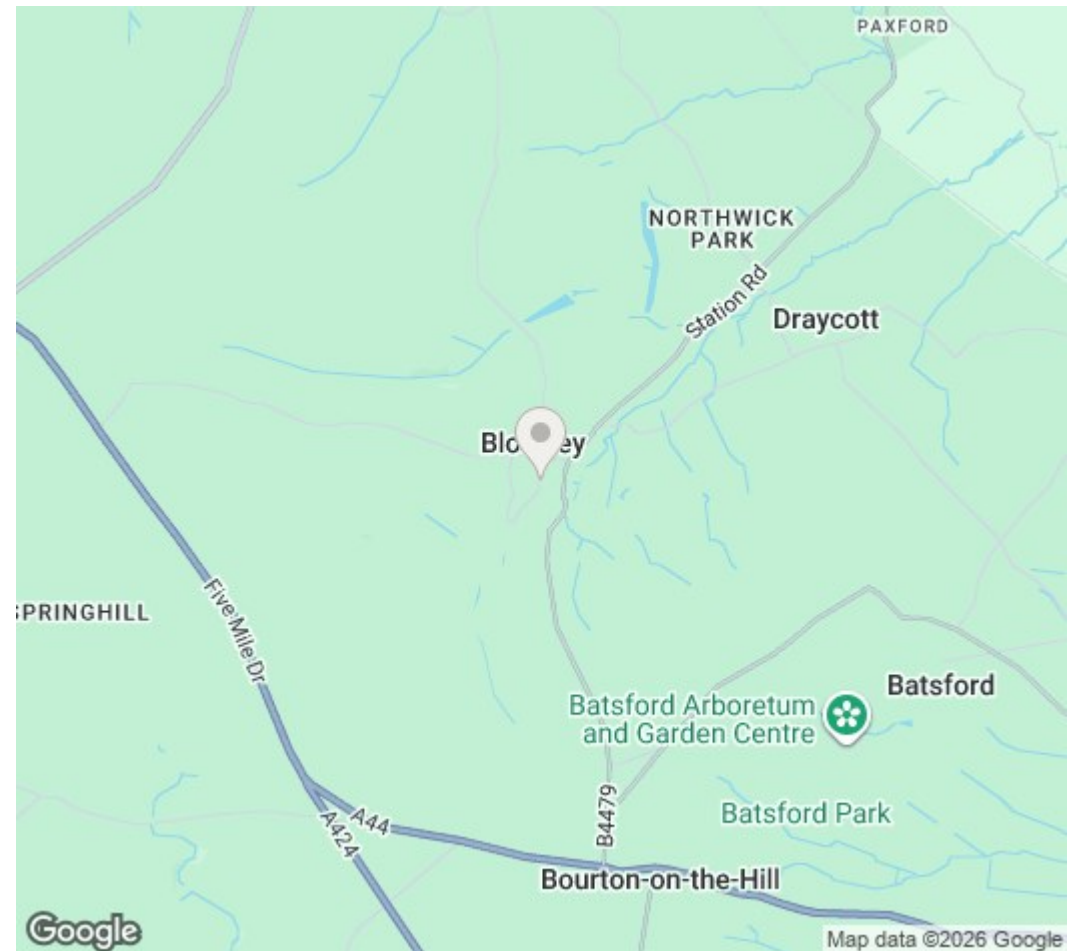


Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 30.65 sq m / 330 sq ft
First Floor = 26.42 sq m / 284 sq ft
Total Area = 57.07 sq m / 614 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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